# OFFICE BUILDINGS WILL GET COAL

### Secretary Hoover Puts Them in Preferred Class-To Deal With Fuel Chiefs.

gnizing the fact that office build-nd their operation are essential welfare of business, the Departings and their operation are essential to the welfare of business, the Department of Commerce in an amendment to the priority of coal orders, has placed coal for heating of these buildings in the preferred class. The action is the result of a campaign conducted by the National Association of Building Owners and Managers to secure adequate coal supplies. Earle Shultz, manager of the Commonwealth Edison Building and president of the National Association of Building Owners and Managers, in a recent letter to Secretary Hoover of the Department of Commerce pointed out the dangers to American business if office buildings were not given a preferred classification.

In order to supplement the effect of this new service order amendment Mr. Shultz has been advised by the Department of Commerce to get in communication with the State fuel administrators so that the priority of householders and office buildings will be generally recognized throughout the country. The following is a part of Amendment No. 4 to service order No. 23, specifying the various preferred classifications:

No. 4 to service order No. 23, specifying the various preferred classifications: Class 2—For fuel for railroads and other common carriers and for bunkering ships and vessels; for public utilities which directly serve the general public under a franchise therefor, with street and interurban railways, electric power and light, gas, water and sewer works, ice plants which directly serve the public generally with ice or supply refrigeration for human foodstuffs; hospitals; for the manufacture and production of reation for human foodstuffs; hospitals; for the manufacture and production of foodstuffs, and medicines and for the manufacture of containers therefor; for the United States, State, county or municipal governments, and for their hospitals, schools and other public institutions—all to the end that the foregoing may be kept supplied with coal for current use for such purposes, but not for storage, exchange or sales; for bituminous coal consigned to a pool or pools of lake cargo or bunkerage coal at any port upon Lake Erie for transshipment by water to ports above Lake Erie; bituminous or anthracite coal or coke for household—use and for the heating of buildings. It is not intended by this paragraph to give any priority as between the classes of persons and uses mentioned herein.

illding, right across the Thames from the Houses of Parliament.

Building, right across the Thames from the Houses of Parliament.

"The center of the group of three buildings which is being constructed by the Bush Terminal Company is now practically completed and is creating quite a sensation," Mr. Corbett said. "There still remains to be completed on the center building a tower, the summit of which will rise 229 feet above the curb, making it the highest commercial building in London. This tower, however, will be for ornamental purposes only, as London building restrictions limit the height of structures used for commercial purposes to 90 feet from curb to cornice; construction above that limit must be in the nature of architectural embellishment only.

\*\*NEWARK IS TO HAVE BIG EXPOSITION BUILDING\*\*

\*\*NEWARK IS TO HAVE BIG EXPOSITION BUILDING\*\*

\*\*The Demand for Homes.

Since we live in the town, the name will be withheld to avoid the appearance of "press agenting." We can say without saggeration, however, that the town is one of the fastest growing on the South Shore of Long Island, and here are a few few facts that bear us out:

Some two months ago a homeseeker from ade inquiries there concerning properties for sale. He was shown one of a row of twelve houses under construction and the others were about half finished the liked the finished fouse, but said he couldn't pay a deposit on it until his wife, who was then in the country, had seen it. Recently his wife returned. They visited the property together, intending to close the deal if "wifey" was satisfied, but on arriving they found the twelve houses not only completed but sold and occupied. This ought to see the country that there is on the town, the name will be water to avoid the appearance of "press agenting." We can say without saggeration, however, that the town is one of the fastest growing on the South Shore of Long Island, and here are a few few facts that bear us out:

Some two months ago a homeseeker from the height of severe was about half finished the commercial purpose of a row of twelve houses under cons

The widening of Twenty-fourth street from Broadway to Seventh avenue, seas to provide a thirty-four foot roads as to provide a thirty-four foot roadway and a thirteen foot sidewalk, was ordered in 1914 by a resolution of the Board of Estimate. The encroachments to be removed were mainly high stoops and areaways. The resolution was and areaways are given until August, 1923, to complete the work. A number of the owners complied, but to be removed were mainly high stoops and areaways. The resolution was again adopted in 1917, and in the spring of 1922 the property owners were given until August, 1922, to complete the work. A number of the owners compiled, but the Twenty-fourth Street Association filed a protest with the President of the Borough of Manhattan. This protest was referred to the Committee on City Planning. The committee met on Tuesday of this week and denied the petition of protest.

## STATEN ISLAND PLACE SOLD.

Cornelius G. Kolff sold for Mrs. Louisa D. King of London, England, the King homestead on Broadway, West New Brighton, Staten Island. It consists of four acres, and the purchaser. A. H. Ludwig, intends to cut it up into building lots. The same broker sold for Anna B. Milspaugh a waterfront plot at Oakwood Beach, Staten Island, extending 1,000 feet from Mill road to the beach, to George Redney of Brooklyn, who will erest bungalows.

## NEW GARAGE FOR FLUSHING.

Drury & Goette of Corona have purchased from the Isaac Peck estate the southwest corner of Broadway and Old Lawrence street, Flushing, and are erecting a two story business building, 60x152, with a garake in the rear. The deal was negotiated by the Halleran Agency. Charles W. Edward, contractor, is in charge of the work.

# Theater to Be B. F. Keith Memorial CARPENTERS DEFY **AWARDS IN STRIKES**



As a memorial to the late B. F. Keith the New Orpheum Theater will be erected in connection with a ten story office structure to be constructed on the plot bounded by De Kalb avenue and Prince, Fleet and Gold streets for \$3,000,000, including the cost of the site. The plot measures 63x41x251x162, respectively, on the thoroughfares named. The theater will seat 3,500 persons, and the office building have foundations strong enough to carry twenty stories. The construction is under the direction of Edward F. Albee, president of the B. F. Keith Vaudeville Circuit.

# Obdurate Agent Turned Out to Be the Owner

DWELLING lease had just been

of buildings. It is not intended by this paragraph to give any priority as between the classes of persons and uses mentioned herein.

BUILDING CONDITIONS
IN LONDON IMPROVED

Architect Says Prices Are Coming Down.

Building conditions in London are much improved, according to Harvey W. Corbett of Hélmile & Corbett, architects, who has been in England in connection with the construction of two large wings on the Bush Building, Reagranding the construction conditions generally, Mr. Corbett says:

"Prices for building work are coming down, which has insured considerable activity in this line in the British metropolis, since materials for construction are also getting close to normal. A number of new buildings are being put up in London. Among them, just completed, are two magnificent new buildings, the London County Council Building, right across the Thames from the Houses of Parliament.

DWELLING lease had just been closed. The tenant, a woman, desired certain repairs made, but the agent declared that the expense for repairs must be borne by the tenant. Letters were exchanged. The agent remained obdurate and the woman became indignant. She ceased corresponding with the agent and complained to the president of the realty company which held title to the property. The owner's reply was signed by the agent. This so aroused the tenant that she wrote a very caustic letter to the president of the owning company, centred to the president of the owner of the property and closing with a suggestion that he discharge this unruly and impertinent agent and deal directly with his tenants.

Once more the agent answered, stating that it is not the tenant's but the owner's privilege to decide who shall smarage property and closing with the agent for the house as long as it related to the property she occupies!

The Demand for Homes.

DWELLING lease had just been closed. The tenant, a woman, desired certain repairs made, but not have power over the land."

remain in effect as long as grass grows and water runs." Which reminds us of the phrase used in connection with the now famous lease held by Charles Thorley, the florist, on the site of the Times Building. Mr. Thorley's lease runs "till hell freezes over,"

next Legislature is to be asked for an appropriation to restore the village and create there a State park. Cahokia, which was founded in 1700 by French ploneers, was the seat of the first court use of Illinois and of the first church old court house is now on display in Lincoln Park, Chicago, having been moved there from St. Louis, where it was exhibited at the World's Fair in

## Negroes Fight Restriction.

# BUILDING APPEALS

Board Will Hear Long List of Applications for Zoning Law Permits.

The Board of Appeals at its regular meeting in Room 919, Municipal Building, on Tuesday morning, October 3, will consider the following matters:

Application June 23, 1922, under the

& Scribner, attorneys, on behalf of General Baking Co., owner, for a rehearing of an application previously denied, to permit in a residence district the ex-Application, June 5, 1922, under the

# TO BE CONSIDERED

uilding zone resolution, of Rabenold

building zone resolution, of John Schwalbenberg, applicant, on behalf of A. Shereshevsky, owner, to permit in a residence district the extension in a residence district the extension in area of an existing stable; premises 1231 Franklyn avenue, The Bronx.

Application, June 7, 1922, under the building zone resolution, of Bernard Jordan, applicant, on behalf of Yale Land Company, owner, to permit in a business district the erection of a black-smith shop; premises west side Fresh Meadow road, 245.08 ft. south of Norwood avenue, Flushing, Queens.

Application, June 23, 1922, under the building zone resolution, of Wm. A. Blecher, applicant, on behalf of Louis Tuffano, owner, to permit in a busi-

Tuffano, owner, to permit in a business district the erection of a garage for more than five motor vehicles; premises north side Rockaway boule-

# Jurisdictional strikes, which have al-

R. P. Miller of Jurisdictional

Board Declares They Are

Chief Offenders.

eady cost the nation millions of dollars, Council of the Federated American Engineering Societies on the National

gineering Societies on the National Board for Jurisdictional Awards in the building industry, declared in an address before the Cleveland (Ohio) Engineering Society last week.

Mr. Miller's remarks, it was said in a statement by the American Engineering Council, were intended as a warning to all interests concerned that full cooperation of all elements in the building industry were necessary to assure the success of the jurisdictional board.

Mr. Miller, formerly Superintendent of Buildings in Manhattan and a member of the American Society of Civil Engineers, said that the carpenters' union had been

said that the carpenters' union had beer the chief offender against the decisions of the board and that the attitude of this union had influenced certain contractors. The situation created by the carpenters he decried as deplorable.

"Generally the decisions of the board decreases and the standard of the carpenters are the decreases."

"Generally the decisions of the board have been well observed and supported by the organizations interested," said Mr. Miller. "Only one serious defection has take nplace. The carpenters' union has refused to abide by certain decisions which went against them and has withdrawn from the building trades department, thus removing itself from any disciplinary measure that the building trades department could take.

"The carpenters' union, on account of its large membership and, for that reason, considerable influence, has been able to win over certain contractors to its own view," Mr. Miller added, "with the result that these contractors have refused to abide by the decisions of the board. Some of these contractors who were formerly members of the Associated General Conractors of America have withdrawn from that organization in order to avoid the onus that will naturally attach to a refusal to abide by a policy indorsed by the organization.

"On the other hand, the support of

### DEMAND FOR LUMBER CONTINUES TO BE BRISK

Manufacturers Can't Take Al! Business Offered.

"The demand for lumber continue to the ability to ship, and inasmuch as to bee, a most manufacturers have good sized order files and are getting very few cars, at 6 per cent. Amount the volume of new business which can be accepted is very limited. In the South particularly car shortage is being keenly feit, many mills not receiving in keenly feit, many mills not receiving in cars needed. While on the Pacific coast at 4 per cent. The car shortage is severe, the mills are able to ship more stock largely because they use the water route to the Atlantic Interest not given the car shortage is severe, the mills are the car shortage is severe, the mills are thought for the car shortage is severe, the mills are thought for the car shortage is severe, the mills are thought for the car shortage is severe, the mills are the car shortage is severe, the mills are thought for the car shortage is severe, the mills are the car shortage is severe, the number of the car shortage is severe.

Company:

A. Q. Orga leased the first floor and basement in 181 West Fourth street; leased to G. H. Smith the third floor in 181 Sullivan street; to Miss E. M. Ap-

# To Be Auctioned Oct. 4.



# Lending Rates Recede as Flow of Money Increases

Sept. 20 to Sept. 26, 172 \$1,406,910 43 \$351,800 6,142,846 \$3,453,800 8443,500 \$34,855 \$1,073,885 \$1,142,500

## MISCELLANEOUS LEASES.

Pease & Elliman leased to the Bank of Athens, through its representative, J. Plastropoulos, first and second floors in 25 Pine street, for a branch bank, Herrick Berg & Co., members of the Herrick Berg & Co., members of the New York Stock Exchange, have leased space in the Fisk Building, Broadway and Fifty-seventh street, for a branch in charge of William A. Tucker. Cross & Brown Company negotiated the lease. The same brokers, with Valentine L. Creighton, leased the tenth floor in \$49 West Fifty-second street to the Twentieth Century Auto Painting Company, Inc., also the easterly half of the fifth floor in \$ West Forty-fifth street to Dominick Angelo, ladles tailor, and for Annie E. Biehn, represented by John J. Biehn, the building at \$43 West Thirty-fifth street, to the Domestic Electric Company.

181 Sullivan street; to Miss E. M. Appelgate and H. A. Vincent apartments in 22 Washington Square West and to D. Cicero and others first floor in 178 Bleecker street for a restaurant.



the Charles F. Noyes Company.

ITH the ever increasing flow of money to this center, due to the deflation of wartime high prices he uncertainty of manufacturers herchants as to the demand for thereby lessening their money ements, mortgage interest rates shown a very decided tendency it lower levels. At the present the interest rate for prime mortabide by a policy indorsed by the organization.

"On the other hand, the support of the Jurisdictional Board in other quarters has been gratifying," Mr. Miller said. "Another union at one time expressed extreme dissatisfaction with a decision that was rendered by the board and threatened to disregard the decision," Mr. Miller said. "but later, after reconsidering the matter, joined with the other) sixteen of the seventeen unions of the Building Trades in a whole hearted support of the Jurisdictional Board.

"An effort at the Cincinnati convention of the American Federation of the work of the Jurisdictional Board met work of the board was highly commended. The recent action of the Executive Council of the Federation at Atlantic City in a resolution strongly condemning the jurisdictional strike and threatening drastic action against the movement to avoid strikes is very encomposing."

The Charles F. Noyes Compens.

It is the ever increasing flow of money to this center, due to the deflation of wartime high prices and the uncertainty of manufacturers and merchants as to the demand for goods, thereby lessening their money and merchants as to the demand for strength and merchants as to the demand for some strength and merchants as to the demand for will merchants as to the demand for sity will shall merchants as to the demand for some strength and merchants as to the demand for some sought there were shown a very decided tendency toward lower levels. At the present time the interest rate for prime mortical time the interest rate for prime time the interest rate f my opinion, get under cover without delay, as the certainty of a great revival

Bank law operates just as effectively in a market in which there is too much money for our good as it does where there is not enough to go around.

If you read the reserve bank figures you will note the tremendous curtailment of currency which has occurred in the last eighteen months and which incontinuing. The retirement of the great flood of money which was necessary flood of money which was necessary flood.

\$6,418,700 \$4,103,844 178 \$1,047,700 \$888,850 \$6,220,326 \$4,436,234

will be a minimal to the property of the country of



The Huguenot Trust Company, one of the leading banks in rapidly growing New Rochelle, has let to the R. H. Howes Construction Company the contract for the erection of its new building, of which Alfred C. Blossom is the architect. The proposed home for the bank will be at North and Railroad avenues, and its exterior will be surrounded by massive cut cast Tuckahoe marble columns. The architecture of the structure is to be Roman Ionic. Above the banking room, which is to be twenty-links for think will be two flows of fifteen. eight feet high, will be two floors of offices. A feature of the building will be a fur storage department.

# FIVE FLUSHING HOMES SOLD

Developers Successful in Disposing

In the Broadway-Flushing section of the Third ward of Queens unusual success is attending the sales efforts in the Quinlan, Terry & Johnson Company of Flushing in selling the Toma houses, recently completed on Thirtieth street south of Broadway. During the past week five of the houses have been sold, the purchasers being Harry Sheldon, of Brooklyn; Mrs. Sadie Gladding, of Flushing; Mrs. Lois Delmour Medicus, Bayside; R. N. Fitting and Charles Fischer of Manhattan.

The Toma Company is now planning to take over another large tract on Thirty-first street, Flushing. During the past week representatives of the company have been in conference with officials of Queens preparing for the installation of local improvements.

### PLAN REALTY SHOW IN APRIL

Held in 69th Regiment Armory

The fifth annual Own Your Home Ex-position will be held in the Sixty-ninth Regiment Armory on April 21-28, 1923, and will be conducted by the real estate

and will be conducted by the real estate boards of the metropolitan district, according to Robert H. Sexton, managing director, 512 Fifth avenue.

The committee of administration, which will conduct the exposition, is as follows: Charles G. Edwards and William C. Demorest, Real Estate Board of follows: Charles G. Edwards and William H. Cary, Brooklyn Real Estate Board; Stephen Yates and Granville H. Rome, Long Island Real Estate Board; Stephen L Angell and Edward W. Fiske, Westchester County Realty Board; Theodore Van Winkle, Greater Rutherford Real Estate Board, and Arthur S. Hughes, Board of Realtors of Passaic.

### FOR SALE-Miscellaneous.

Your Sunday Dinner Experience the delight of a Real Country Dinner For \$3.50

WE WILL DELIVER, PARCEL POST, TO YOUR DOOR SATURDAY MORNING, A CRATE OF THE SEASON'S CHOICEST OFFERINGS, INCLUDING 4.5 LB. CHICKEN (TENDER, DRY PICKED, READY FOR THE ROAST PAN), CRANBERRIES, SWEET POTATOES, CLETTUCE, TOMATOES.

FARM PRODUCTS CO.

# Bridgeton, N. J. FARM PRODUCE

Grimes Golden Apples, \$1 for 8 Quart Crate. Seasonable Vegetables.
APPLES, PEARS, TOMATOES, SWEET
POTATOES, SWEET AND HOT PEPPERS
\$1.00 for 12-qt. crate. Mixed or straigh
packages.
Delivered free, free first god second zone.

Delivered free, that and second as MINCH BROS.
BRIDGETON, NEW JERSEY.
PRACTICALLY new one right hand and left hand latest type 4-cylinder 50 H. Standard engines, 6% inch bore, 8 in troke. These engines are the new type of the condition than the mechanically operative, have had best of care condition than whose with two ped with

Waverly 2007.

FOUR burner rottleserie sold, perfect condition: reasonable offer taken; seen Monday, Tuesday, between 10-12 A. M. 12 Main at. Orange, N. J.

ORIGINAL signatures, Presidents of the United States, Andrew Jackson to Bend. Harrison, J. F. P., 158 Reid av., Brooklyn, N. Y.

FOR SALE-5,000 boxes, 2x4-5-7. DEE, 45 West 8th st.

TWO FULL FASHIONED
HOSIERY MACHINES,
SCHUBERT AND SALZER
MAKE, 38 GAUGE, LEGGER
AND FOOTER, EQUIPPED
FOR LADIES' SILK HOSIERY; WILL SELL AT SACRIFICE FOR A QUICK SALE
AS WE NEED THE SPACE;
\$3,500 FOR THE PAIR;
WOULD COST TO-DAY
\$5,000 APIECE. BLANCH-

S5,000 APIECE. BLANCH-ARD & PRICE, 142 5TH AV., NEW YORK, N. Y.

Musical Instruments. PIANO, Hallet & Davis, mahogany, upright, 88 note player; very reasonable; 9 to 5. MR. CHEEK, 606 W. 51st st.
PIANO, mahogany upright; \$60; in good condition. CZUKOR, 601 W. 50th st.

SHAWL—Beautiful silk Paisley shawl, very old, perfect condition; must see to appreci-ate. MRS GOGGINS, 300 W. 113th.

## PATENT ATTORNEYS.

Washington, D. C.
PATENTS-Send for free booklet; highest
references, best results, promptness assured, WATSON E. COLEMAN, Patent Lawyer, 624 F st., Washington, D. C.

# FURNITURE.

West 174th st.

DINING room set, 10 piece, mahogany,
leather davenport; latest design. Wadsworth 8981.

WANTED-Furnishings of high class 10 room
apartment by dealer; strictly cash. Box
688, 2501 World Tower Building.

FURNITURE seven rooms for sale, cheap,
apartment can be rented; good for roomera,
bit W 194th (apt. 65).

FURNISHINGS of small apartment cheap it
sold immediately. 45 West 8th. DEE.

## PURCHASE AND EXCHANGE.

INFORMATION WANTED.

PUBLIC NOTICES. I hereby give notice that I will not be re-sponsible for any debts incurred by my wife, Ellen Anderson.

JOHN ANDERSON

# The above picture shows the farm building group on Shadow Brook Farm, at Mt. Kisco, the property of Joseph C. Baldwin, and designed by Benjamin Wistar Morris. Features of its planning were employment of modern factory requirements in order that waste of time, labor and motion should be eliminated as far as possible, and use of power restricted by using forces of gravity as far as possible.